

26 ENGELHARD AVENUE

AVENEL, NEW JERSEY | **FOR LEASE**

65,000 SF | DELIVERING Q2 2024



**PRIME
PORT LOCATION**



**16 TRAILER
PARKING SPACES**



**FENCED PARKING
AREA**



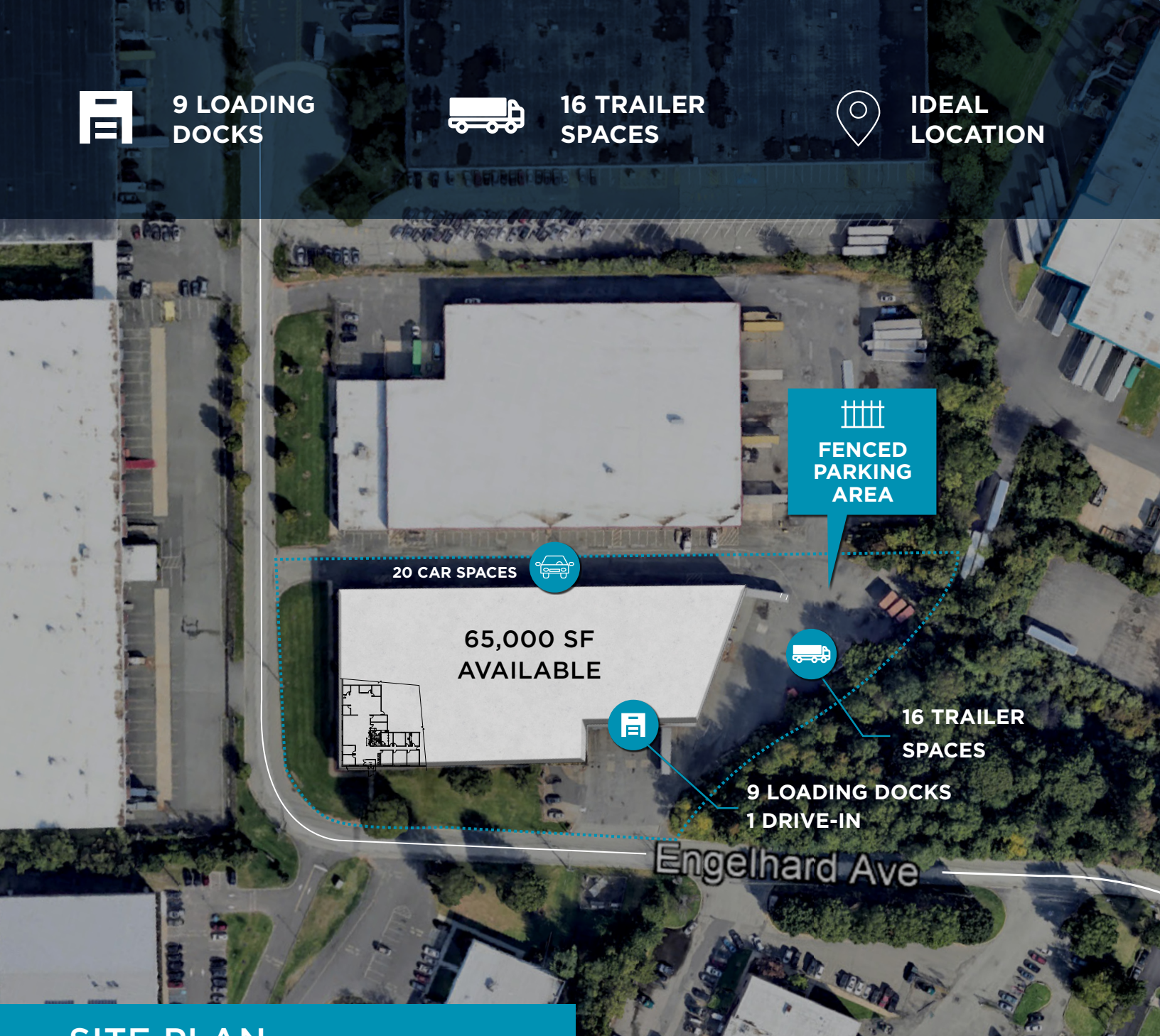
**9 LOADING
DOCKS**



**16 TRAILER
SPACES**



**IDEAL
LOCATION**



SITE PLAN

Building Specifications

Building Size	65,000 SF
Office Size	3,500 SF
Year Built	1977
Loading Docks	9 Docks
Drive-In Doors	1 Drive-In

Car Parking	20 Spaces
Trailer Parking	16 Spaces
Clear Height	24'
Lighting	Upgraded to LED
Zoning	Light Industrial

EXCELLENT HIGHWAY CONNECTIVITY

A premier Middlesex County location that is close proximity to Route 9 and NJ Turnpike. This property is uniquely located to provide a broad supply chain solution for both Northern Jersey and NYC and is well positioned for any last mile ecommerce use.

Route 9	1.5 mi
NJ Turnpike Exit 12	3 mi
NJ Turnpike Exit 11	6 mi
Goethals Bridge	7 mi
Newark Airport	10 mi
Port Newark/Elizabeth	13.5 mi



25 Minutes
to Port of Newark



15 Minutes
to Newark Airport



45 Minutes
to Midtown NYC

DEMOGRAPHICS

10 mile radius from
26 Engelhard Ave | 2023



1,662,809
Total Population



583,418
Total Households



2.81
Avg Household Size



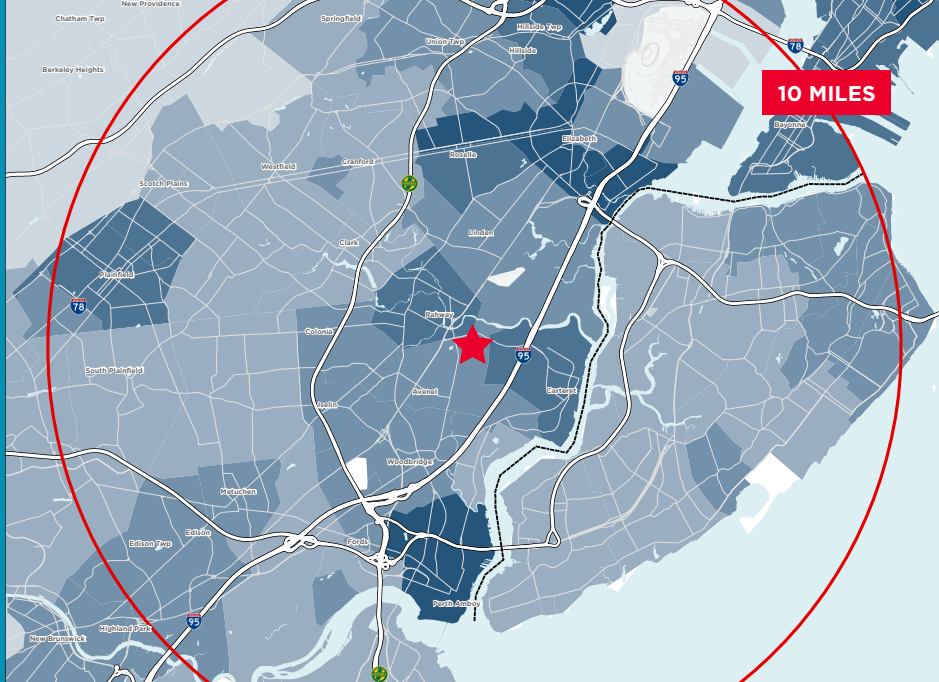
\$123,987
Avg Household Income



39.2
Median Age



\$551,900
Avg Home Value



1,513,020 Total Daytime Population

43% Daytime Population: Workers

57% Daytime Population: Residents

4,819.9 Daytime Population Density (Pop/sq mi)

47,364 Total (SIC01-99) Businesses

583,746 Total (SIC01-99) Employees

Warehouse Workers Resident Density (Per Sq. Mi.)



CONTACT US

FOR MORE INFORMATION

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